002.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,700 / 701,700
					USE VALUE:	701,700 / 701,700
					ASSESSED:	701,700 / 701,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK MICHAEL J
Owner 2:	GEYER KELLY L
Owner 3:	
Street 1:	65 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEFRIEZ NICHOLAS I -
Owner 2:	MARCUSE SUDIE -
Street 1:	127 CORINTH RD
Twn/City:	CHELSEA
St/Prov:	VT Cntry:
Postal:	05038

NARRATIVE DESCRIPTION

This parcel contains .055 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1074 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2384.000	308,500		393,200	701,700
Total Card	0.055	308,500		393,200	701,700
Total Parcel	0.055	308,500		393,200	701,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 653.35 /Parcel: 653.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2133

GIS Ref

GIS Ref

Insp Date 10/14/17

!213!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,500	0	2,384.	393,200	701,700		Year end	12/23/2021
2021	101	FV	282,800	0	2,384.	393,200	676,000		Year End Roll	12/10/2020
2020	101	FV	282,800	0	2,384.	393,200	676,000	676,000	Year End Roll	12/18/2019
2019	101	FV	245,500	0	2,384.	417,800	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	245,500	0	2,384.	304,700	550,200	550,200	Year End Roll	12/20/2017
2017	101	FV	245,500	0	2,384.	265,400	510,900	510,900	Year End Roll	1/3/2017
2016	101	FV	245,500	0	2,384.	226,100	471,600	471,600	Year End	1/4/2016
2015	101	FV	228,200	0	2,384.	221,200	449,400	449,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:11:52

LAST REV

Date	Time
09/23/21	18:38:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 213

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFRIEZ NICHOLA	78424-189	1	8/6/2021		880,000	No	No		
DEFRIEZ NICHOLA	69750-518		8/10/2017	Convenience	1	No	No		
TITLE JERROLD R	64370-295		10/15/2014		470,000	No	No		
CHERNICK LINDA	30527-31		8/10/1999		220,000	No	No		
	19168-400		7/1/1988		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	659	Redo Kit	28,452	C				
2/15/2018	163	Siding	41,845	C				
10/8/2009	967	Redo Kit	39,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	SQ Returned	MM	Mary M
9/15/2021	SQ Mailed	JO	Jenny O
10/15/2020	Mail Update	MM	Mary M
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
2/2/2009	Meas/Inspect	294	PATRIOT
6/13/2000	MLS		
3/23/2000	Inspected	276	PATRIOT
9/21/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2133
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2384		Sq. Ft.	Site		0	80.	2.06	1									393,217						393,200	

Total AC/HA:	0.05473	Total SF/SM:	2384	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,217	Spl Credit		Total:	393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	181.420
Other Features:	84378
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323386
Depreciation:	14876
Depreciated Total:	308510

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

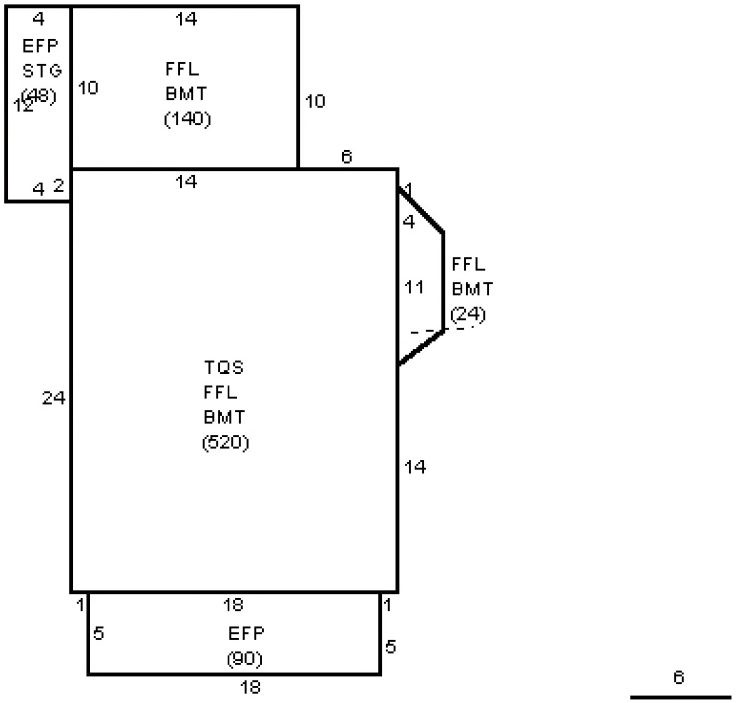
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.42
Special Features:	0	Val/Su Net:	158.69
Final Total:	308500	Val/Su SzAd	287.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	684	54.430	37,227
FFL	First Floor	684	181.420	124,091
TQS	3/4 Story	390	181.420	70,754
EFP	Enclos Porch	138	46.740	6,450
STG	Storage	48	10.120	486

Net Sketched Area:	1,944	Total:	239,008
Size Ad	1074	Gross Area	2074	FinArea	1074
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

002.0-0006-0011.0

IMAGE

AssessPro Patriot Properties, Inc